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Wentworth Road, Grimsby



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When it comes to
property it must be


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£87,500



This charming terraced property, ideal for families, investors, and first-time buyers, offers three well-proportioned bedrooms, two inviting reception rooms, a fully equipped kitchen, and front and rear gardens, all in a convenient location near public transport and local amenities, with great potential for modernisation and personalisation.

Key Features

- Three well-proportioned bedrooms
- Two inviting reception rooms
- Front and rear gardens
- Conveniently located near amenities
- Proximity to public transport
- uPVC double glazing
- EPC rating TBC
- Tenure: Freehold



****no chain**** Presenting an attractive terraced property, now available for purchase and ideally suited for families, investors, and first-time buyers alike. While this residence is in need of modernisation, it holds great potential and charm, presenting an exciting opportunity to create a bespoke and comfortable living space tailored to your desires.

The property boasts a generous layout, which includes three well-proportioned bedrooms. The first two bedrooms are generously sized doubles, with the first featuring built-in wardrobes, and the second offering a spacious feel. The third bedroom is a comfortable single room, perfect for a child's room or home office.

The heart of the home is the kitchen, which is equipped with wood effect units, a dishwasher, an oven, a gas hob and plumbing for a washer. There's also a 1 & 1/3 sink, catering to all your culinary needs.

The property offers two inviting reception rooms, the first being a cosy lounge graced with a bay window. The second is a spacious dining room, perfect for hosting dinner parties or family meals.

The property's bathroom is fully tiled and comes with a shower over bath, WC and sink, contributing to a functional and convenient living environment.

One of the standout features of this property is the uPVC double glazing and gas central heating, ensuring a warm and comfortable home. The property also benefits from front and rear gardens, providing ample outdoor space to enjoy. The rear garden is particularly charming with an olive tree, adding a touch of Mediterranean allure to the property.

The location of this property is second to none. It's conveniently located near public transport links and local amenities, making daily errands and commuting a breeze. The property is also within proximity to the town centre, offering a host of retail and leisure options. Furthermore, the strong local community contributes to a friendly and welcoming atmosphere.

This property represents a fantastic opportunity to acquire a home with a rich potential for personalisation. Whether you're a family seeking a place to make your own, an investor looking for a rewarding project, or a first-time buyer eager to get onto the property ladder, this could be the perfect property for you.

Measurements

Lounge 3.85m X 3.03m
Dining Room 3.72m X 4.68m
Kitchen 6.25m X 1.66m
Bedroom 1 3.15m X 3.11m
Bedroom 2 3.04m X 3.72m
Bedroom 3 1.70m X 2.50m
Bathroom 1.54m X 1.75m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

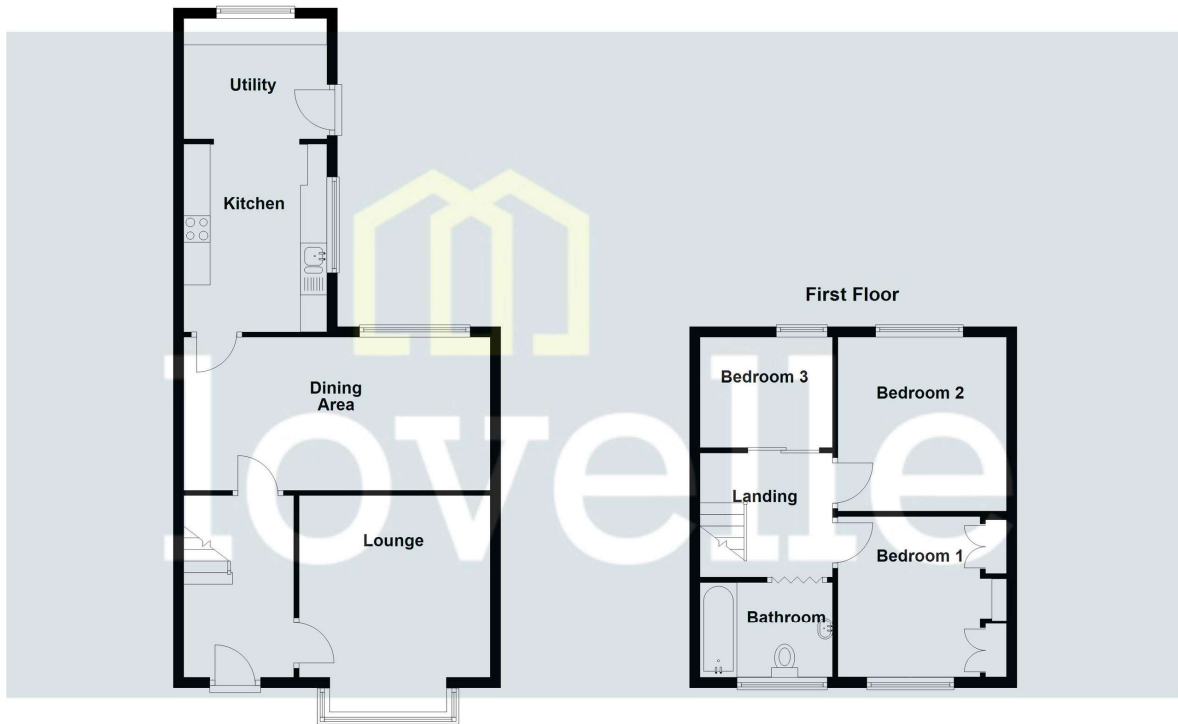
Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.

Ground Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.

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